

16TH & MLK/METHODIST REDEVELOPMENT AREA PLAN

**Documentation of Conditions, Data,
Reports and Plans**

SEPTEMBER 18, 1996

**Revised October 10, 1996 to include changes
included in the Confirmatory Resolution .**

**City of Indianapolis
Planning Division**

16TH & MLK/METHODIST REDEVELOPMENT PLAN

SYNOPSIS

The 16TH & MLK/METHODIST Redevelopment Area is approximately 112 acres in size. It is located in Center Township and is in close proximity to Methodist Hospital, UNWA, Midtown, and the Regional Center. The area has both strengths and weaknesses.

There are 35 primary structures in the Project Area; 22 (63%) of the structures are rated as needing either Minor or Major Rehabilitation. Only 39% of the property (43.96 acres) is in Excellent Condition or in need of Superficial Repair, 47% (53.11 acres) is in need of Rehabilitation or vacant.

Peerless Pump, the Indianapolis Water Company, United Parcel Service (UPS), Industrial Heat Treating Metallurgical, Inc., Polar Ice, and Stuart Moving and Storage are all existing businesses in the project area that have made major investments in plant and equipment. Together these companies employ in excess of 1,000 people in the targeted area.

Project Strategy

The redevelopment strategy for the revitalization of the Martin Luther King, Jr. Street Corridor between 16th and Langsdale Streets includes the acquisition of approximately 13 acres of property. Parcels under various ownerships will be acquired and assembled to facilitate both the expansion of existing businesses and the attraction of new businesses to the area. Many of these properties are older abandoned industrial sites that are considered to be brownfield sites.

City intervention is considered to be the key to redevelopment of this area. Without it, it is likely that this area would continue to be either undeveloped or underdeveloped due to fragmented ownership and the blighted and unknown environmental conditions of some of the sites.

Project Benefits

Several of the companies mentioned above have expressed an interest in expanding. These identified expansion projects represent a private investment of at least \$35 million and would generate approximately 500 new jobs.

16TH & MLK/METHODIST REDEVELOPMENT PLAN

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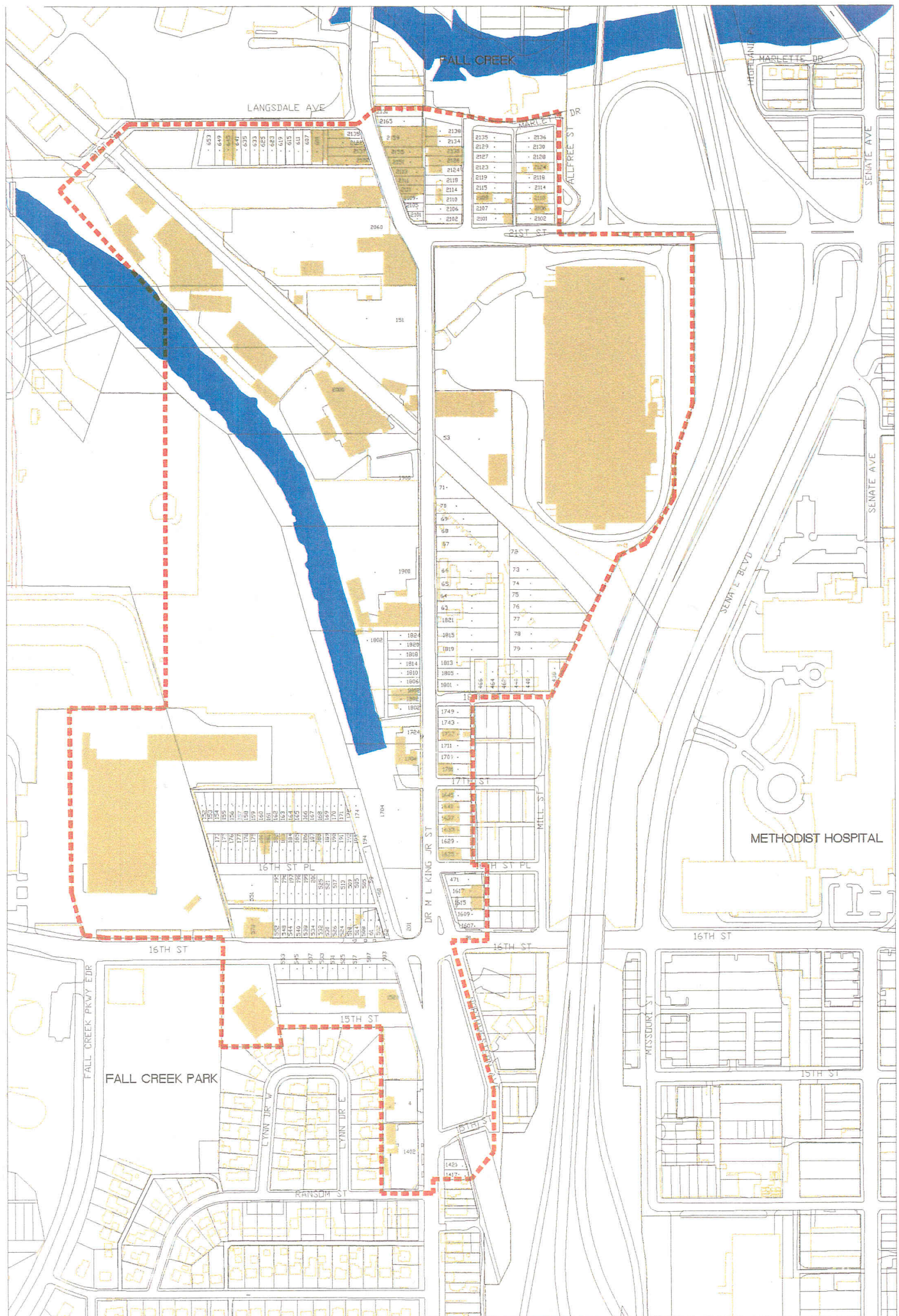
16TH & MLK/METHODIST REDEVELOPMENT AREA PLAN

A. DESCRIPTION OF PROJECT AREA

1. Boundaries of the 16TH & MLK/METHODIST Redevelopment Area

The 16TH/MLK Redevelopment Area is located in Center Township and is bounded as shown on MAP 1 and described as follows:

Starting at the intersection of the center-line of West 21st Street and the west right-of-way of I-65, proceed southerly along the West right-of-way of I-65 to the center-line of West 18th Street, then proceed west along the center-line of West 18th Street to the center-line of the first alley east of Dr. Martin Luther King, Jr. Street, then proceed south (jogging east at the center-line of 16th Street Place) along the centerline of the first alley east of Dr. Martin Luther King, Jr. Street to the center-line of West 16th Street, then proceed west to the center-line of Northwestern Avenue, then proceed southerly along the center-line of Northwestern Avenue to the east right-of-way of the Canal, then proceed southwest to the west right-of-way of the Canal, then proceed west to the center-line of Dr. Martin Luther King, Jr. Street, then proceed south to the center-line of Ransom Street, then proceed west to the midblock north-south property line between Dr. Martin Luther King, Jr. Street and Lynn Drive East, then proceed north to the south right-of-way of West 15th Street, then proceed west to where the right-of-way ends, then (defining the parcel west of where the right-of-way ends) proceed southerly (approx. 62.5 ft.) along the west property line of the parcel, west (approx. 210 ft.) along the south property line, north (approx. 278 ft.) along the west property line to the south right-of-way of West 16th Street, then north to the north property line of West 16th Street, then (defining the parcel north of West 16th Street) proceed west (approx. 482 ft.) along the north right-of-way of West 16th Street to the west property line of the parcel, then proceed northerly (approx. 630 ft.) along the property line, then proceed east (approx. 328 ft.) along the north property line of the parcel, the proceed north to the northeast right-of-way of the Canal, then proceed northwesterly along the northeast right-of-way of the canal to the center-line of West 21st Street, then proceed north east along the center-line of West 21st Street to the center-line of Langsdale Avenue, then proceed east to the west right-of-way line of Dr. Martin Luther King, Jr. Street, then proceed northeast to the extended north right-of-way of Marlette Drive, then proceed along the north right-of-way of Marlette Drive to the center-line of Allfree Street, then proceed south to the center-line of West 21st Street, and then east to closing. Area enclosed is 111.94 acres in size.



MAP 1

BOUNDARIES

16TH & MLK/METHODIST REDEVELOPMENT AREA

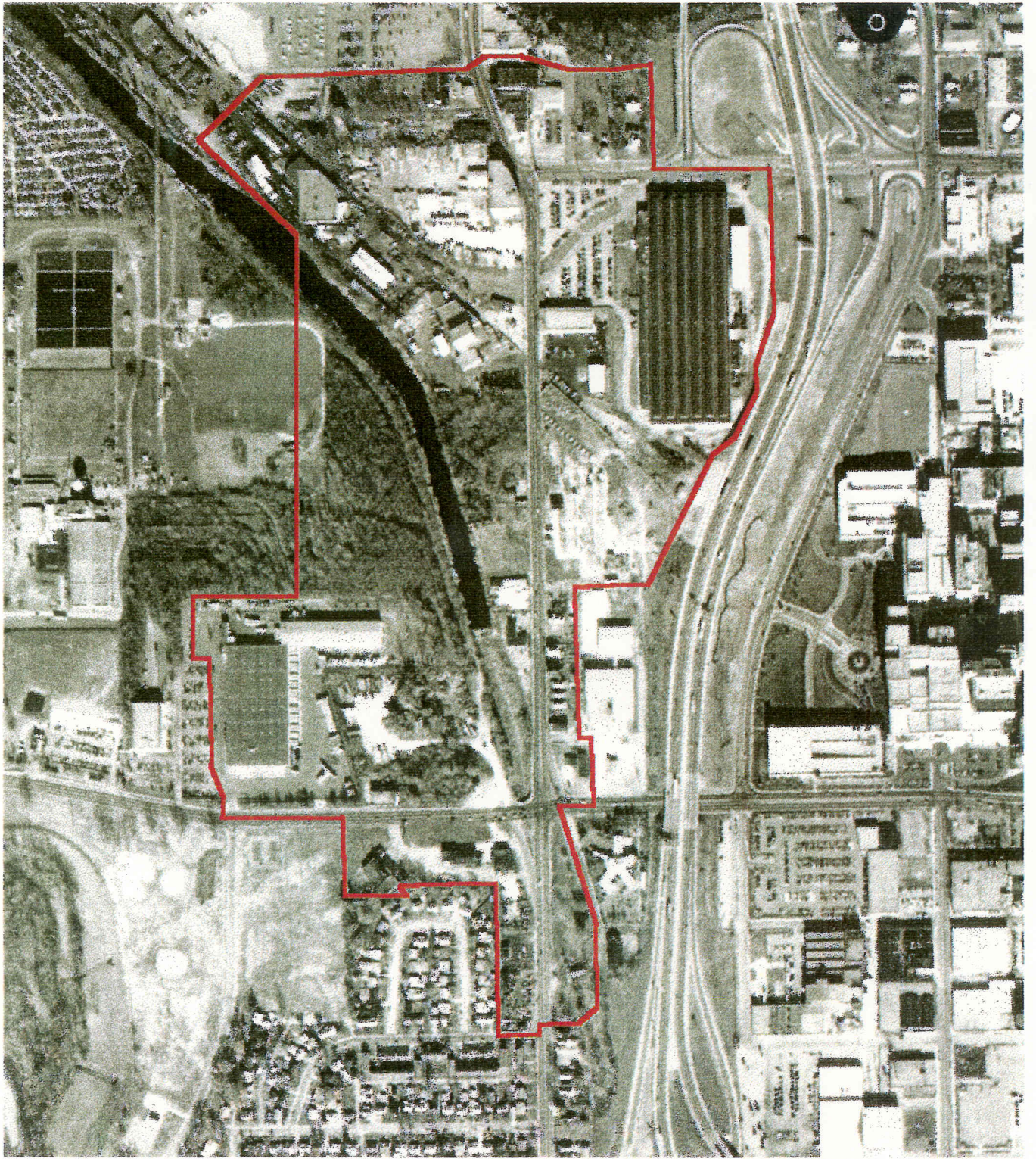
----- 111.94 ACRES
PROPOSED PROJECT AREA

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0' 50' 100' 200' 300' 400 FEET



CITY OF INDIANAPOLIS
PLANNING DIVISION
DEPARTMENT OF METROPOLITAN DEVELOPMENT
SEPTEMBER 10, 1996



AERIAL PHOTOGRAPH

DECEMBER 4, 1995

16TH & MLK/METHODIST REDEVELOPMENT AREA

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CITY OF INDIANAPOLIS
PLANNING DIVISION
DEPARTMENT OF METROPOLITAN DEVELOPMENT
SEPTEMBER 10, 1996

16TH & MLK/METHODIST REDEVELOPMENT AREA PLAN

A. DESCRIPTION OF PROJECT AREA

2. Evidence of Blight

- a. Finding that the 16TH & MLK/METHODIST Redevelopment Area has become blighted, deteriorated, or deteriorating to an extent that cannot be corrected by regulatory process or by the ordinary operations of private enterprise without resort to IC 36-7-15.1 and that the public health and welfare will be benefited by the acquisition and redevelopment of the area under IC 36-7-15.1.
- b. Finding that the blighted, deteriorated, or deteriorating 16TH & MLK/METHODIST Redevelopment Area is a detriment to the social or economic interests of the City and its inhabitants.
- c. Finding that it will be of public utility and benefit to acquire certain parcels and redevelop the 16TH & MLK/METHODIST Redevelopment Area under IC 36-7-15.1.
- d. The above findings are supported by the conditions, data, and plans presented to the Commission which show deterioration, multiple ownership of properties, and a character of occupancy that is inconsistent with the *Marion County Comprehensive Plan*.
- e. Several properties appear to be vacant and deteriorated to the point where major investments would be required to meet Building and Health Codes.
- f. The properties are currently under multiple ownership which deters reinvestment.
- g. There are 35 primary structures in the Project Area; 22 (63%) of the structures are rated as needing either Minor or Major Rehabilitation. Only 39% of the property (43.96 acres) is in Excellent Condition or in need of Superficial repair, 47% (53.11 acres) is in need of Rehabilitation or vacant. Each primary structure and related property was rated in one of five possible conditions categories. See Map 3, Building Conditions.

16TH & MLK/METHODIST REDEVELOPMENT AREA PLAN

A. DESCRIPTION OF PROJECT AREA

2. Evidence of Blight (continued)

BUILDING CONDITION DEFINITIONS

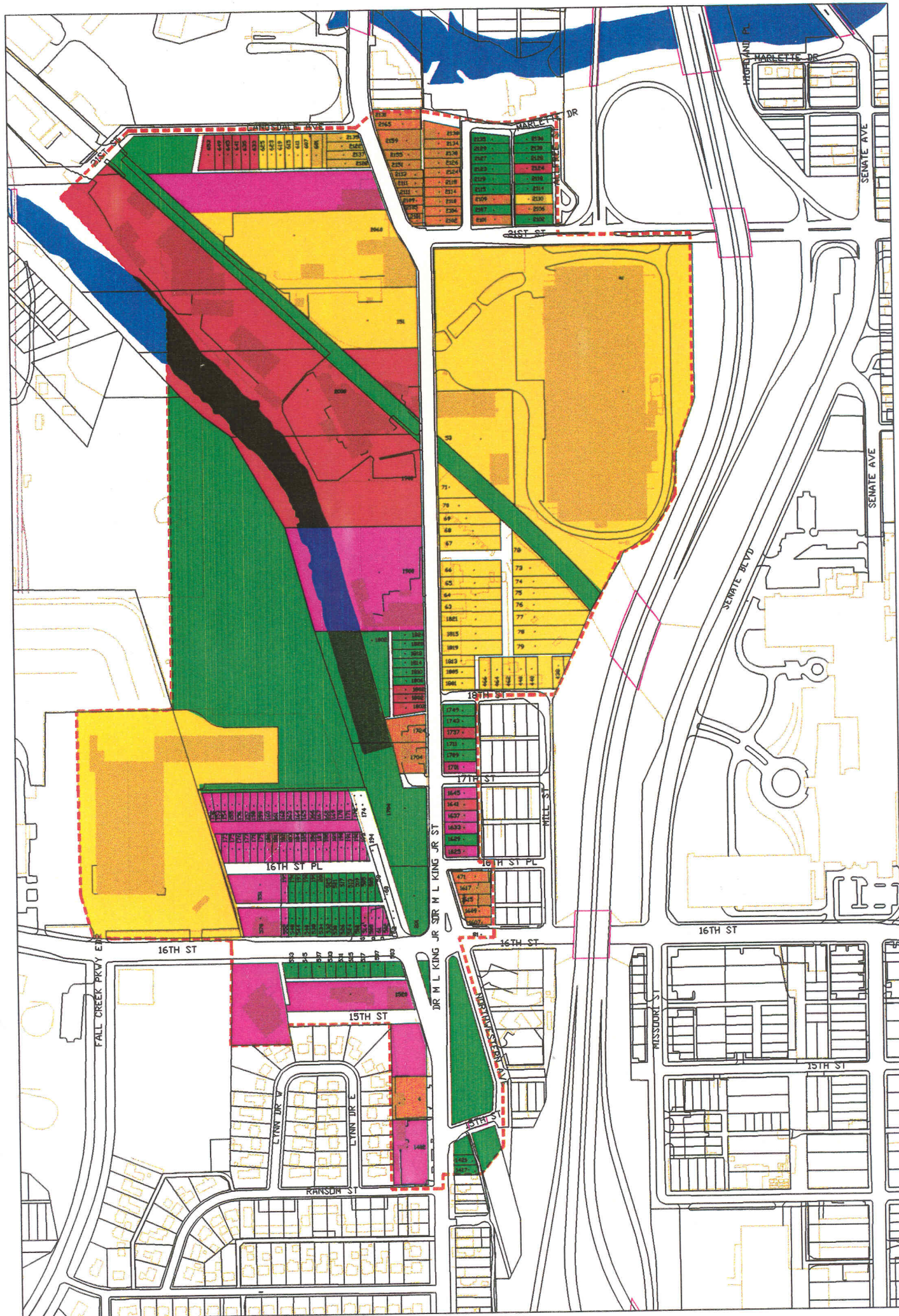
1) Excellent Condition, no rehabilitation necessary, the structure needs no attention in the form of paint or repairs;

2) Need of Superficial Repairs, a) exterior walls - peeling paint on less than 50% of the structure, b) windows, sashes, door frames - missing storm inserts, missing or torn screens, c) gutters, down spouts - rusty, peeling paint;

3) Minor Rehabilitation Required, a) exterior walls - peeling paint on more than 50% of the structure, b) foundation - small cracks (hairline), c) roof - loose or missing shingles, obvious wear, d) Windows, sashes, door frames - cracked glass, missing storm inserts, e) chimney - small cracks, f) gutters, down spouts - rusty, peeling paint, dents, g) porch - small cracks;

4) Major Rehabilitation Required, a) settling or crumbling foundations, b) leaning walls or chimneys, c) sagging roof, d) extensive rotting of wood, e) loose masonry, f) doors or windows missing, g) minor fire damage; and,







5) Dilapidated, a) exterior walls - leaning or bulging, large holes, rotting and missing material, b) foundation - uneven, settlement, sinking, large cracks, missing brick, large holes, out of plumb, c) roof - extreme sagging, warping, rotting material, large holes, d) windows, sashes, door frames - broken or missing glass, boarded windows, rotten or rusted materials, distorted frames, e) chimney - leaning, missing bricks, missing or collapsed portions, rusted flashing, missing mortar, f) gutters, down spouts - rusted or rotted material, holes, sagging, missing sections or completely absent, g) porch - rails or banisters missing, floor collapsed, separation (pulling away) from main structure, missing sections.




MAP 2

BUILDING CONDITION

16TH & MLK/METHODIST REDEVELOPMENT AREA

	PRIMARY STRUCTURES LOTS= 34	5 ACRES= 40.29
EXCELLENT		
	PRIMARY STRUCTURES LOTS= 20	7 ACRES= 3.68
NEEDS SUPERFICIAL REPAIR		
	PRIMARY STRUCTURES LOTS= 18	9 ACRES= 14.70
NEEDS MINOR REHABILITATION		
	PRIMARY STRUCTURES LOTS= 60	14 ACRES= 13.34
NEEDS MAJOR REHABILITATION		
	PRIMARY STRUCTURES LOTS= 0	0 ACRES= 00.00
DILAPIDATED		
	PRIMARY STRUCTURES LOTS= 71	0 ACRES= 25.07
VACANT LOT		
		ACRES= 14.86
RIGHT-OF-WAY		
	PRIMARY STRUCTURES LOTS= 203	35 ACRES= 111.94
TOTALS		

 5 BLDGS
VACANT AND BOARDED BUILDINGS
 111.94 ACRES
PROPOSED PROJECT AREA

FIELD WORK CONDUCTED BY DMD/PLANNING
DIVISION STAFF JULY 1996.

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0' 50' 100' 200' 300' 400 FEET



CITY OF INDIANAPOLIS
PLANNING DIVISION
DEPARTMENT OF METROPOLITAN DEVELOPMENT
SEPTEMBER 10, 1996

16TH & MLK/METHODIST REDEVELOPMENT AREA PLAN

A. DESCRIPTION OF PROJECT AREA

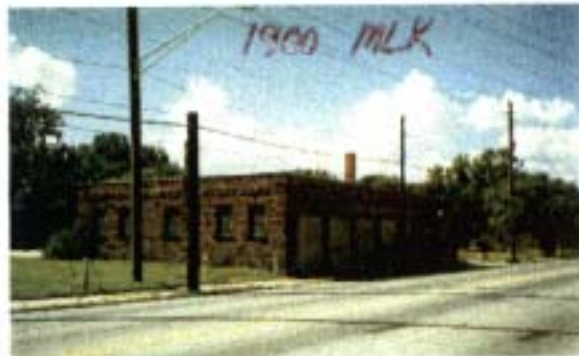
3. Photographs (continued)



2110 Martin Luther King, Jr. Street



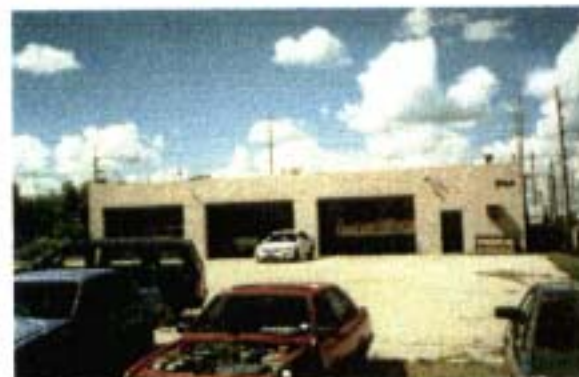
2002 Martin Luther King, Jr. Street



1900 Martin Luther King, Jr. Street



1802 Martin Luther King, Jr. Street



1704 Martin Luther King, Jr. Street



1520 Martin Luther King, Jr. Street



1502 Martin Luther King, Jr. Street



1402 Martin Luther King, Jr. Street

16TH/MLK REDEVELOPMENT AREA PLAN

A. DESCRIPTION OF PROJECT AREA

3. Photographs (continued)



16TH & MLK/METHODIST REDEVELOPMENT AREA PLAN

A. DESCRIPTION OF PROJECT AREA

3. Photographs (continued)



2124 Allfree Street



2109 Wendell Street



2106 Allfree Street



2110 Allfree Street



2101 Wendell Street

16TH & MLK/METHODIST REDEVELOPMENT AREA PLAN

A. DESCRIPTION OF PROJECT AREA

3. Photographs (continued)



570 West 16th Street



503/505 West 16th Street



450 West 16th Place



502 West 16th Street



645 Langsdale Avenue

16TH & MLK/METHODIST REDEVELOPMENT AREA PLAN

A. DESCRIPTION OF PROJECT AREA

3. Photographs and Building Descriptions (continued)

POSITIVE INFLUENCES



Fall Creek Park



United Parcel Service



Peerless Pump



Fall Creek Parkway

16TH & MLK/METHODIST REDEVELOPMENT AREA PLAN

B. OBJECTIVES AND LAND USE PLAN

1. Redevelopment Plan Objectives

Objectives of the Redevelopment Plan are to:

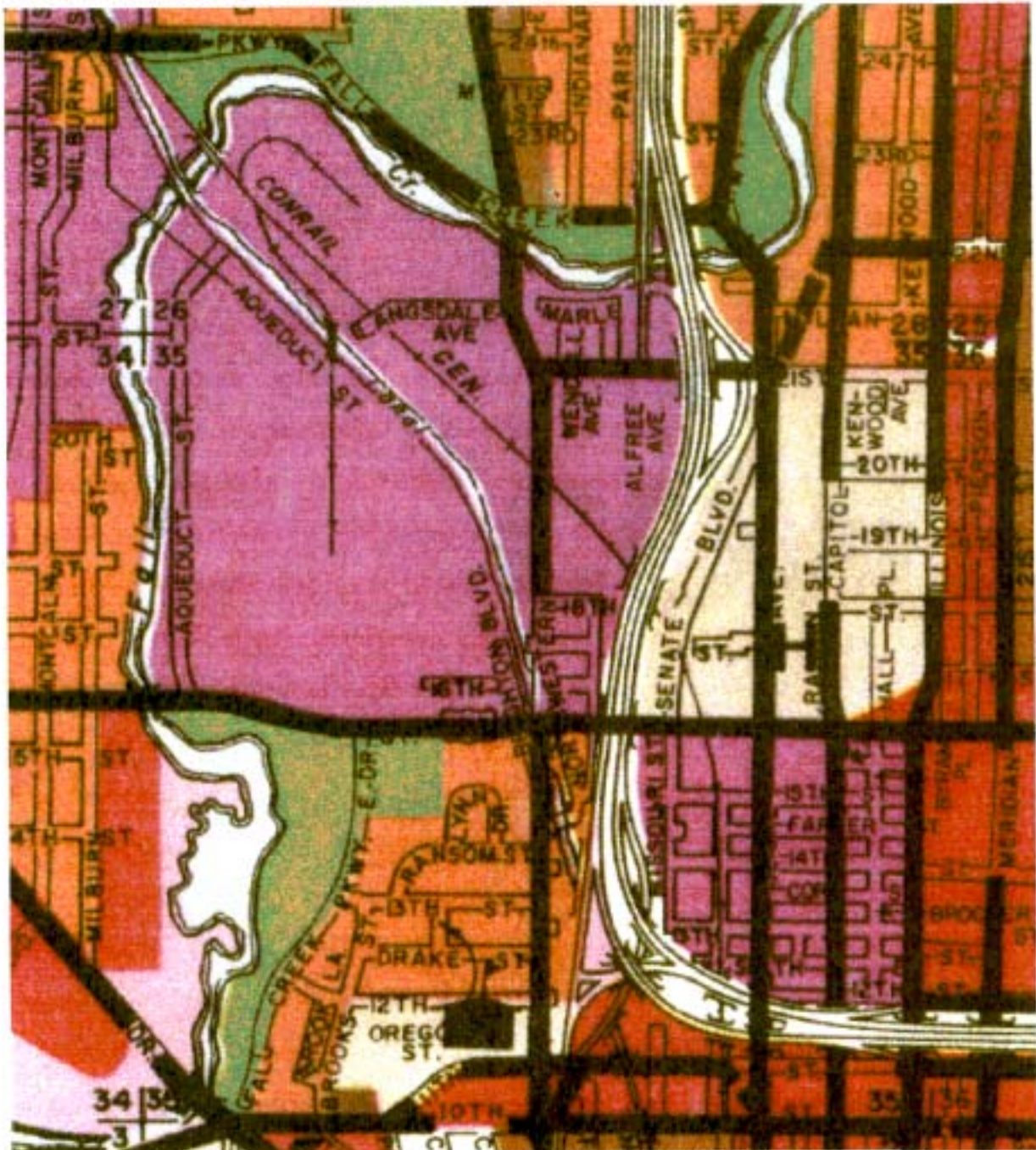
- a. Eliminate blighting, deteriorated, and deteriorating areas.
- b. Eliminate blighting, deteriorated, and deteriorating influences.
- c. Maximize new and existing opportunities for the development that is consistent with adopted plans for the area.
- d. Benefit the public health and welfare by stimulating an increase in the property tax base.
- e. Benefit the public health and welfare by protecting the economic value of surrounding properties.
- f. Create new job opportunities for the project area and vicinity.
- g. Encourage and stimulate economic development in the project area.
- h. Phase out incompatible structures and land uses.
- i. Redevelop parcels in accordance with the 16TH & MLK/METHODIST Redevelopment Area Plan.
- j. Encourage redevelopment of the property as industrial and commercial uses. See the reference to appropriate land uses in the description of land use in section C.3. of this document.
- k. Support and stimulate further growth of industrial and commercial uses and other similar uses consistent with the Redevelopment Plan. See the reference to appropriate land uses in the description of zoning in section C.3. of this document.

16TH & MLK/METHODIST REDEVELOPMENT AREA PLAN

B. OBJECTIVES AND LAND USE PLAN

2. Current Plans and Land Use Recommendations

The Marion County Comprehensive Land Use Plan (1983) shows General Industrial uses north of West 16th Street and Low Density Residential uses south of West 16th Street. This area is in Center Township and has not had a subarea plan or plan update since 1983. **See Map 3.**



LAND USE

RESIDENTIAL	D.U./ACRE
Very Low Density	1-2
Low Density	2-5
Medium Density	5-15
High Density	15+
COMMERCIAL*	
Cluster	
Commercial Center	
Regional Commercial Center	
INDUSTRIAL	
Light	
General	

COMMUNITY FACILITIES

SPECIAL USES	
High School	H
Cemetery	C
Hospital	H
Other Public or Semi-Public	P
MAJOR PARKS	
Existing	
Proposed	
LAKES AND WATERWAYS	

16TH & MLK/METHODIST REDEVELOPMENT AREA PLAN

B. OBJECTIVES AND LAND USE PLAN

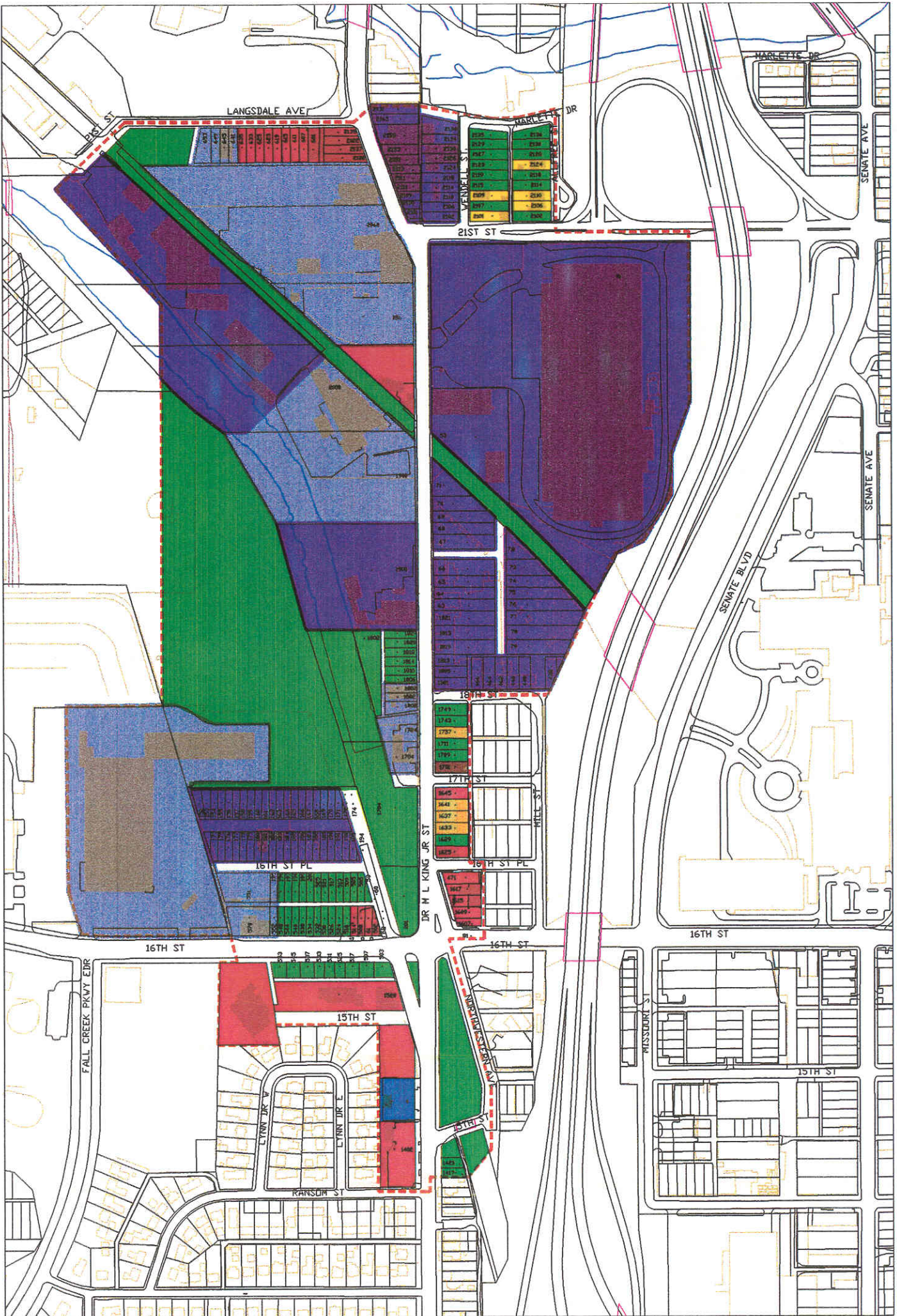
2. Current Plans and Land Use Recommendations (continued).

PROPOSED LAND USE

The area north of West 16th Street is recommended to be developed as indicated in the Comprehensive Land Use Plan as General Industrial. The area south of West 16th Street is recommended to be developed as a buffer to the residential properties south of the Redevelopment Area. The proposed land use is for light industrial and office use.

The area to the north is a part of a larger industrial area which is bounded by Fall Creek on the north and west, West 16th Street on the south, and I-65 on the east. The area is suited for industrial use and does not encroach upon residential areas. As a location for creating jobs it is close to residential areas in UNWA, Midtown, and the Near Northside.






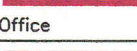
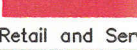



The area south of West 16th Street is currently mixed use commercial with automobile repair operations and deteriorated structures. (See MAP 4) This area is recommended to be developed with Light Industrial and Office Uses. This change will allow development which is more compatible with the residential uses south of the Redevelopment Area and be more economically feasible. The plan of record for this area is the 1983 Comprehensive Land Use Plan which was very generalized. It did not have a sufficient level of detail to indicate transitional or buffering uses in urban areas. This designation of land use serves and enhances the industrial area to the north and the residential area to the south thus furthering the implementation of the Comprehensive Plan.



MAP 4

EXISTING LAND USE

16TH & MLK/METHODIST REDEVELOPMENT AREA

	LOTS=	5	ACRES= 00.53
Residential (Single Family)			
	LOTS=	4	ACRES= 00.41
Residential (Duplex)			
	LOTS=	0	ACRES= 00.00
Residential (5-15 DU/Acre)			
	LOTS=	1	ACRES= 00.10
Residential (15+ DU/Acre)			
	LOTS=	0	ACRES= 00.00
Office			
	LOTS=	26	ACRES= 06.06
Retail and Services			
	LOTS=	19	ACRES= 24.50
Light Industrial			
	LOTS=	77	ACRES= 39.60
Heavy Industrial			
	LOTS=	1	ACRES= 00.40
Special Uses			
	LOTS=	71	ACRES= 25.06
VACANT LOT			
			ACRES= 14.92
RIGHT-OF-WAY			
TOTALS	LOTS=	204	ACRES= 111.94

----- 111.94 ACRES
PROPOSED PROJECT AREA

FIELD WORK CONDUCTED BY DMD/PLANNING
DIVISION STAFF JULY 1996.

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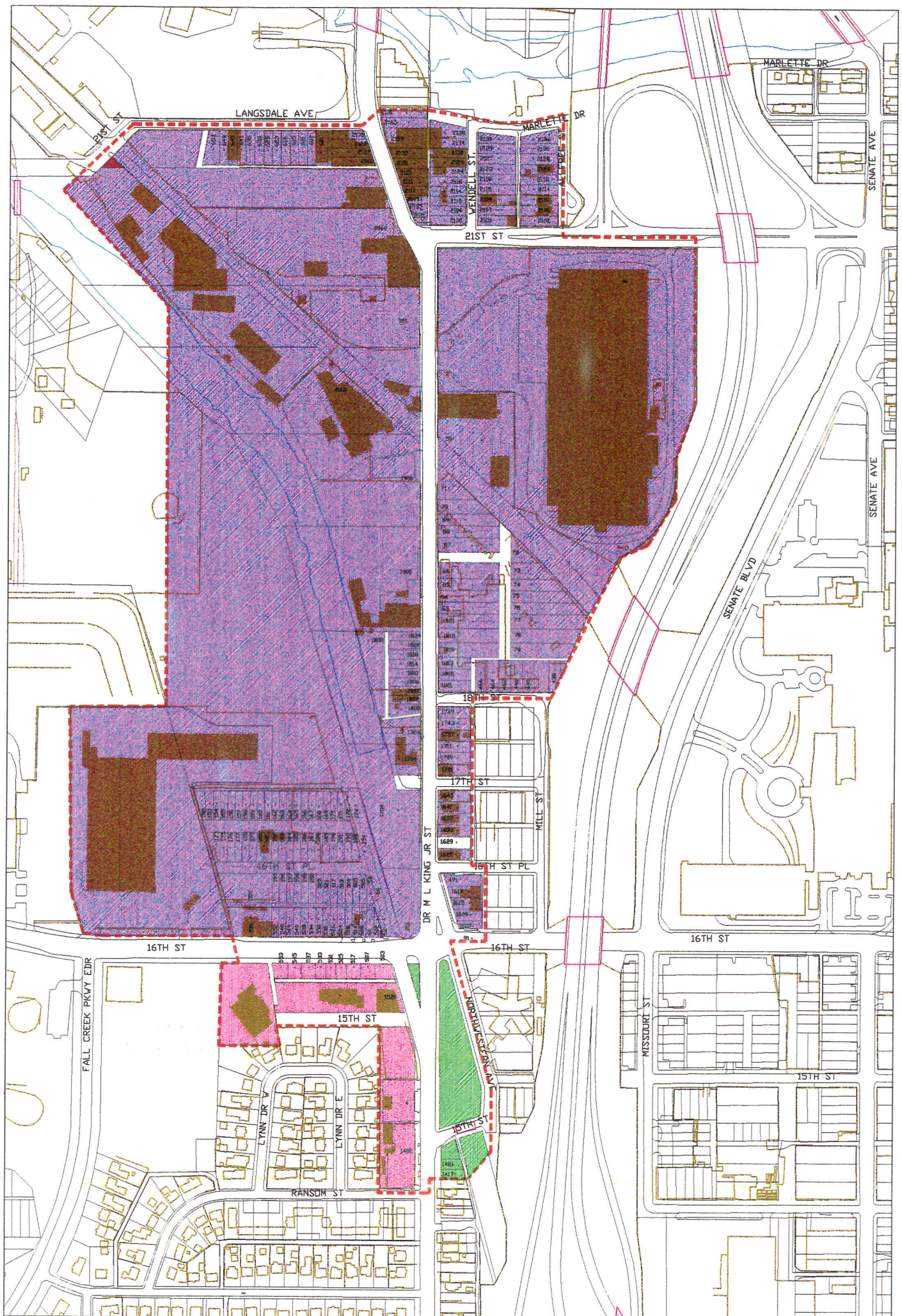
CITY OF INDIANAPOLIS
PLANNING DIVISION
DEPARTMENT OF METROPOLITAN DEVELOPMENT
SEPTEMBER 10, 1996

16TH & MLK/METHODIST REDEVELOPMENT AREA PLAN

B. OBJECTIVES AND LAND USE PLAN

3. Land Use Provisions






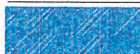

- a.** Development in the 16TH & MLK/METHODIST Redevelopment Area shall be as shown on the Land Use Plan (See Map 5)
- b.** Accessory uses and structures, subordinate, appropriate and incidental to the permitted primary uses.
- c.** Temporary uses and structures, incidental to development of land during construction.
- d.** The Redevelopment Area is located in a Wellfield Protection Zoning District and is therefore subject to the regulations contained within *The Wellfield Protection Zoning Ordinance of Marion County, Indiana*. These regulations are intended to protect groundwater that is used for the public water supply. Generally, a business locating or expanding within a Wellfield Protection Zoning District is required to provide secondary containment for all potential groundwater contaminants stored or used on site. It is anticipated that wellfield protection regulations will be modified prior to January 1, 1997 along with the development of voluntary protection measures. Please check with the Department of Metropolitan Development's Community Development and Human Resources Division or Division of Planning for additional information.



MAP 5

PROPOSED LAND USE

16TH & MLK/METHODIST REDEVELOPMENT AREA

	ACRES= 04.18
Buffer Area — Office and Light Industrial	
	ACRES= 00.00
Office	
	ACRES 00.00
Retail and Services	
	ACRES= 00.00
Light Industrial	
	ACRES= 92.41
Heavy Industrial	
	ACRES= 00.00
Special Uses	
	ACRES= 01.73
OPEN SPACE	
	ACRES= 13.58
RIGHT-OF-WAY	
TOTALS LOTS= 203 ACRES= 111.94	

----- 111.94 ACRES
PROPOSED PROJECT AREA

FIELD WORK CONDUCTED BY DMD/PLANNING
DIVISION STAFF JULY 1996.

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0' 50' 100' 200' 300' 400 FEET



CITY OF INDIANAPOLIS
PLANNING DIVISION
DEPARTMENT OF METROPOLITAN DEVELOPMENT
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16TH & MLK/METHODIST REDEVELOPMENT AREA PLAN

C. PROPOSED PROJECT ACTIVITIES

1. Land Assembly/Acquisition for Redevelopment.

The 16TH & MLK/METHODIST Redevelopment Area Plan includes properties to be acquired. Those properties are identified on the Acquisition Area Map and Acquisition List. At the time additional real estate acquisition becomes necessary IC 36-7-15.1-10.5 will be followed.

2. Land Disposition

When land has been assembled, disposition documents will incorporate provisions for achieving development and design objectives with the 16TH & MLK/METHODIST Redevelopment Area Plan objectives as criteria. The developers will be required by the contractual agreement to observe the 16TH & MLK/METHODIST Redevelopment Area plan objectives. The disposition documents shall be drawn up by the Department of Metropolitan Development.

3. Zoning

The Redevelopment Area is recommended to be rezoned by the Metropolitan Development Commission, consistent with uses described in Item B, 3, a.

4. Project Improvements

Infrastructure improvements, remediation, demolition, landscaping, parking areas and other improvements may be carried out by the City or the developer as needed subject to the availability of funds.

5. Utilities

All utilities in the area are adequate to serve the proposed development.

6. Transitional Housing

Should a resident be displaced, transitional and permanent housing will be provided pursuant to applicable law. Housing initiatives have provided opportunities in the nearby neighborhoods of Midtown, UNWA, and the Near North.

16TH & MLK/METHODIST REDEVELOPMENT AREA PLAN

D. ENFORCEMENT OF 16TH & MLK/METHODIST REDEVELOPMENT AREA OBJECTIVES

1. The Metropolitan Development Commission hereby directs the Community Development and Human Resources Division to serve notice of the 16TH & MLK/METHODIST Redevelopment Area Plan to all affected City boards, commissions, departments, divisions agencies, or officers who are responsible for or involved with the issuance of permits, certificates, variances, planning, land use, or any other such items affecting the use or development of property within the 16TH & MLK/METHODIST Redevelopment Area.
2. The Community Development and Human Resources Division shall have the responsibility to review and approve any development activities listed above prior to the issuance of permits and certificates.
3. The affected City boards, commissions, departments, divisions, agencies, bodies or officers of the City shall be notified that the Community Development and Human Resources Division shall have the responsibility to review and approve any use, plan, certificates or other device affecting the Redevelopment Area prior to the issuance of any permits or certificates.
4. The Community Development and Human Resources Division may enlist the assistance of the Inspection Services Section to use its authority to either require remedial action or to stop construction not in compliance with the Redevelopment Plan.
5. The Community Development and Human Resources Division is authorized to enter into a civil lawsuit to stop or rescind actions not in conformance with the 16TH & MLK/METHODIST Redevelopment Area Plan or to enforce contractual agreements to ensure conformance with the 16TH & MLK/METHODIST Redevelopment Area Plan.

E. RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES

1. The development of industrial, commercial, and other similar uses in the area furthers the objectives of the *Marion County Comprehensive Plan*.
2. The improvements within the project area will revitalize industrial, and commercial growth in this area of the City.

16TH & MLK/METHODIST REDEVELOPMENT AREA PLAN

E. RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES (continued)

3. The improvement of public ways, streets, utility connections and other public or semi-public facilities within the project area will stimulate the growth and rehabilitate the project area, which will benefit public health and welfare.
4. The revitalization and encouragement of growth of industrial and commercial enterprises within the project area will increase the property tax base and stimulate new job opportunities for City dwellers.
5. The increased business activity will serve to protect the economic value of surrounding properties and maximize land uses.

F. PROCEDURES FOR CHANGES IN THE 16TH & MLK/METHODIST REDEVELOPMENT AREA PLAN.

Any plan changes will be in accordance it with appropriate state law.

G. REDEVELOPMENT PROPOSALS

For land acquired by the City for redevelopment, the Metropolitan Development Commission will either accept or reject a redevelopment proposal. In making its decision the Commission shall weigh the following factors.

1. The amount of the proposal in terms of dollars and cents.
2. The size and character of the improvements proposed to be made on the real estate.
3. The redeveloper's schedule of work activities.
4. The redeveloper's work performance record and ability to carry out the work activity schedule.
5. The redeveloper's financial resources to ensure that the redevelopment will be carried out.
6. Whether the real estate, when improved, will be sold or rented; and the redeveloper's proposed sale or rental prices.

7. The compatibility of proposed redevelopment as it relates to the surrounding area.

16TH & MLK/METHODIST REDEVELOPMENT AREA PLAN

G. REDEVELOPMENT PROPOSALS (continued)

8. Any factors which will assure the Commission that the sale, if made, will further the execution of the Redevelopment Plan and best carry out the interest of the community both from the standpoint of human and economic welfare.

H. REDEVELOPER'S OBLIGATIONS

1. All redevelopers, their successors, or assigns agree that there will be no discrimination against any person or group of persons on account of race, color, sex, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises therein conveyed.
2. That all proposals for redevelopment shall be submitted on the proposal forms supplied by the Metropolitan Development Commission.

16TH & MLK/METHODIST REDEVELOPMENT AREA PLAN

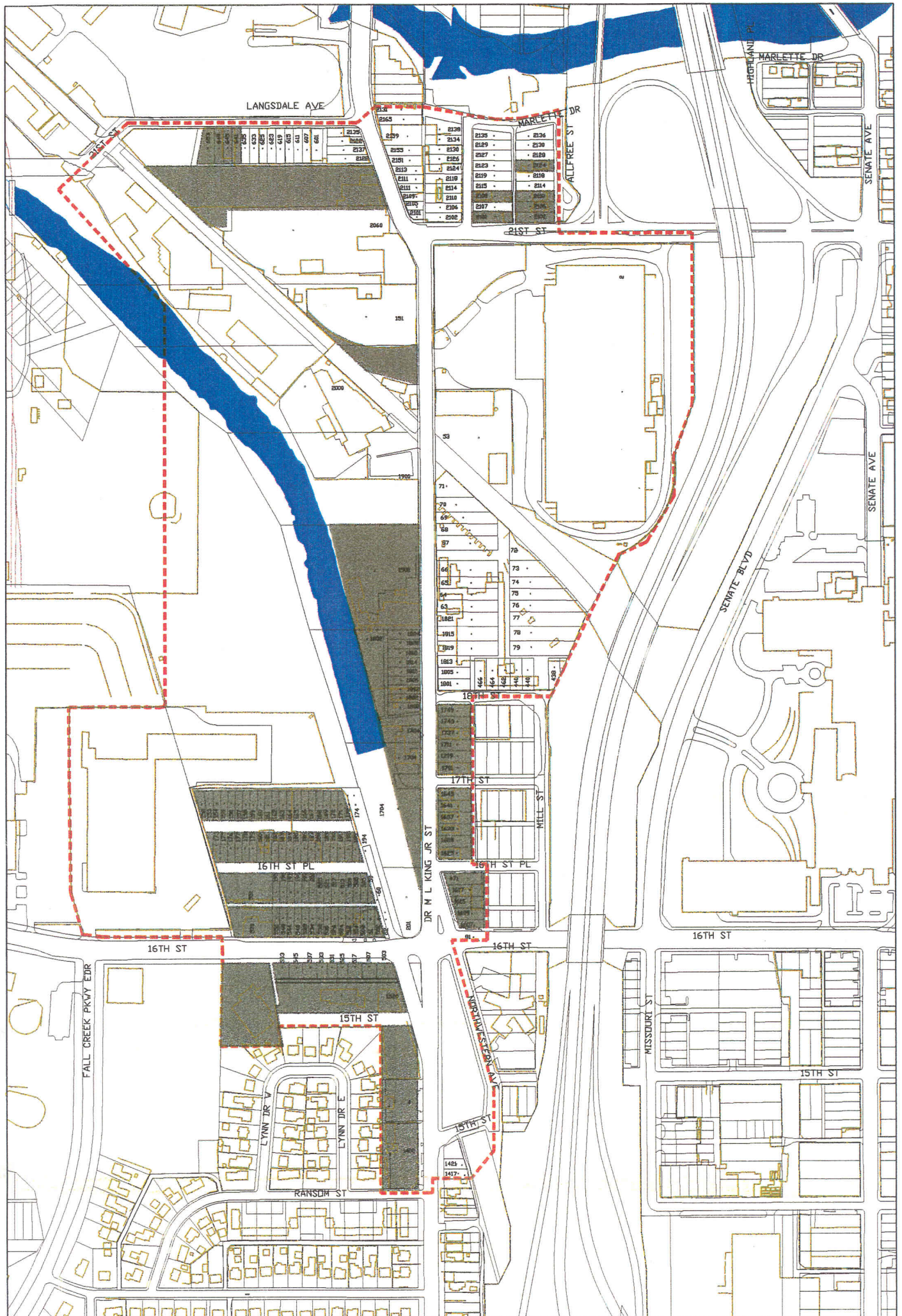
I. ACQUISITION AREA

1. Boundaries of Acquisition Area.

See Map 6, Acquisition Area

2. Acquisition List. 16TH & MLK/METHODIST REDEVELOPMENT AREA

1. 503 - 553 (odd) West 16th Street Universal Sign
2. 502 - 514 (even) West 16th Street Mercantile Bank NA
3. 518 - 552 (even) West 16th Street Haag, Mark & Marylin
4. 555 West 16th Street Sauer, Carl M. & Emma S.
5. 500 West 17th Street Parker, Judge M & Anna E & Elizabeth Parker
6. 1402 Dr. Martin Luther King, Jr. Street Site Oil Company
7. 1502 Dr. Martin Luther King, Jr. Street Cement Masons Local Union No. 692
8. 1500 & 1520 Dr. Martin Luther King, Jr. Street Parker, et al.
9. 570 West 16th Street Parker, et al.
10. 505, 521, 525 and 551 West 16th Street Place Parker et al.
11. 517 West 16th Street Place Burris, Mollie Louise
12. 509 and 513 West 16th Street Place Vann, Shirley & Lora J. & Carolyn S. Woods
13. 1600 Dr. Martin Luther King, Jr. Street Daniel Corsaro
14. 1607 - 1617 (odd) Dr. Martin Luther King, Jr. Street Willis, Simmie & Doris
15. 1625 - 1629 (odd) Dr. Martin Luther King, Jr. Street Dorsey, Lemuel & Linda
16. 1633 Dr. Martin Luther King, Jr. Street Allen, Levi & Adline Sealy
17. 1637 Dr. Martin Luther King, Jr. Street Walker, Olean
18. 1641 Dr. Martin Luther King, Jr. Street Haag, et al.
19. 1645 Dr. Martin Luther King, Jr. Street Powell, William
20. 1701 Dr. Martin Luther King, Jr. Street Leo Odom
21. 1704 - 1718 Dr. Martin Luther King, Jr. Street Obie Pennyman or Pennyman, Inc.
22. 1711 Dr. Martin Luther King, Jr. Street Haag, et al.
23. 1722 Dr. Martin Luther King, Jr. Street Wanamaker Construction Co.
24. 1724 and 1802 - 1806 Dr. Martin Luther King, Jr. Street Smith Oil (L.H. Smith Oil Corp.)
25. 1737 Dr. Martin Luther King, Jr. Street Rodgers, Alberta
26. 1743 and 1749 Dr. Martin Luther King, Jr. Street Ward, Richard & Olive
27. 1726 and 1900 Dr. Martin Luther King, Jr. Street Indiana National Bank
28. 1800 and 1810-1824 Dr. Martin Luther King, Jr. Street Indianapolis Power and Light Co.
29. 2002 Dr. Martin Luther King, Jr. Street Unknown
30. 2012 Dr. Martin Luther King, Jr. Street Peerless Pump Co.
31. 2110 Dr. Martin Luther King, Jr. Street Dorthy Coal Sales, Inc.
32. 633 - 653 Langsdale Dorthy Coal Sales, Inc.
33. 2109 Wendell Avenue Edwards, Lucy
34. 2102 Allfree Street Osborne, Maggie
35. 2106 Allfree Street Tate, Ernst
36. 2110 Allfree Street Johnson, Kathleen
37. 2124 Allfree Street Winters, Don Lee
38. 2101 Wendell Avenue Industrial Heat Treating
39. 444 W. 21st Street or 24 Hendricks Place Ingram, James S.



MAP 6

ACQUISITION 

16TH & MLK/METHODIST REDEVELOPMENT AREA

----- 111.94 ACRES
PROPOSED PROJECT AREA

imagis

0' 50' 100' 200' 300' 400 FEET



CITY OF INDIANAPOLIS
PLANNING DIVISION
DEPARTMENT OF METROPOLITAN DEVELOPMENT
OCTOBER 10, 1996



16TH & MLK/METHODIST REDEVELOPMENT AREA PLAN

J. REDEVELOPMENT BUDGET

Acquisition	\$2,000,000
Environmental Testing	250,000
Environmental Clean Up	550,000
Building Demolition	170,000
Infrastructure	100,000
Appraisal and Legal Fees	130,000
TOTAL	\$3,200.000